

River View


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River View, Church Path

Topsham, Exeter, EX3 0HX

Central Exeter (4.6 miles), M5 Junction 30 (3.7 miles), Exeter airport (7 miles)

Located in the heart of Topsham a stunning Grade II Listed period property offering adaptable accommodation with beautiful estuary views to the rear and a retail unit onto Fore Street.

- Beautifully presented Grade II Listed 4 bedroom family home
- Large balcony overlooking the river
- Lower ground floor currently let out
- Lovely period features throughout
- Central Topsham location
- Stunning estuary views from the rear
- Adaptable accommodation arranged over 5 floors
- Commercial unit opening onto Fore Street providing income
- Parking to the front
- Current council tax band: E and for The Stables C

Guide Price £1,950,000

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SITUATION

River View is located in the heart of Topsham on Fore Street a short walk to the river and amenities. Topsham is full of excellent facilities including a range of independent shops, quality restaurants, pubs, primary school, outdoor swimming pool, tennis courts, bowling green and a sailing club. It is set on the River Exe and the town was historically world renowned for ship building in the medieval era. Communications are excellent with the city centre of Exeter nearby and a railway station in Topsham. Exeter boasts shopping, entertainment, restaurants, Exeter Chiefs Rugby Club and a well regarded university. It is just over 2 hours by train to London and also has daily flights from Exeter to London City airport.

DESCRIPTION

River View is a stunning Grade II Listed period property, offering beautifully presented and adaptable accommodation which is believed to date back to 1708. Today the property is arranged over 5 floors and divided into 3 distinct areas, the main house, River View accessed from Church Path, just off Fore Street, The Old stables a two bedroom letting property accessed via Ferry Road and 48 Fore Street, a commercial shop currently let as an arts shop. The property retains a number of period features has stunning views from the higher floors to the rear and the possibility to be reinstated into into one large house if desired. subject to the usual consents.

The Old Stables

The Old Stables is accessed via its own private entrance from Ferry Road, opening into a charming courtyard and patio area with small storage cupboard.
The main entrance leads into a spacious and characterful, beamed living space with a comfortable lounge, separate dining area and a traditional Dutch brick fireplace with an electric wood-burning stove creates a welcoming focal point. A well-appointed kitchen is located just off the main living area and benefits from an attractive flagstone floor. A staircase rises to a central landing with doors to a spacious master bedroom enjoys attractive estuary views and benefits from an ensuite bathroom and useful storage cupboard. A second double bedroom also offers estuary views and built-in storage and there is a separate family bathroom. The Old Stables is currently operated successfully as an Airbnb /long term let, making it an established and flexible accommodation opportunity.

Riverview

Riverview is accessed via a private side entrance from Church Path. The entrance opens into a spacious reception and hallway, with a large sitting room leading off it and a staircase to the second floor. A locked door also gives access to a staircase going down to The Old Stables.
The sitting room is a fantastic room benefiting from impressive estuary views and a range of wood panelling to the walls.

First Floor

From the landing there is a shower/utility room with direct access onto the balcony running the width of the property with beautiful views along the river and across to the Haldon Hills. Further along the landing is the main kitchen, dining and living space, featuring large traditional sash windows over looking the river and again retaining a host of period features.

Second Floor

Stairs rise to the master bedroom suite, incorporating a dressing area/bedroom and ensuite facilities with a separate WC and there is a second bedroom.
The generous layout provides scope for reconfiguration and adapting the space to suit individual requirements. The upper floor benefits from particularly impressive estuary views.

OUTSIDE

Along with the courtyard garden to the rear, private parking is available for approximately 2 cars on the cobbled area to the front of the property.













48 FORE STREET

Located to the front is a ground-floor commercial premises at 48 Fore Street currently occupied as an established art gallery.

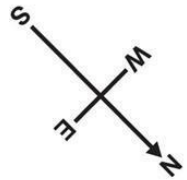
The property is subject to a five-year lease running until October 2028, with break clauses on 15 November 2024 and 30 January 2027, subject to three months' notice with the current tenant paying £950 per calendar month.

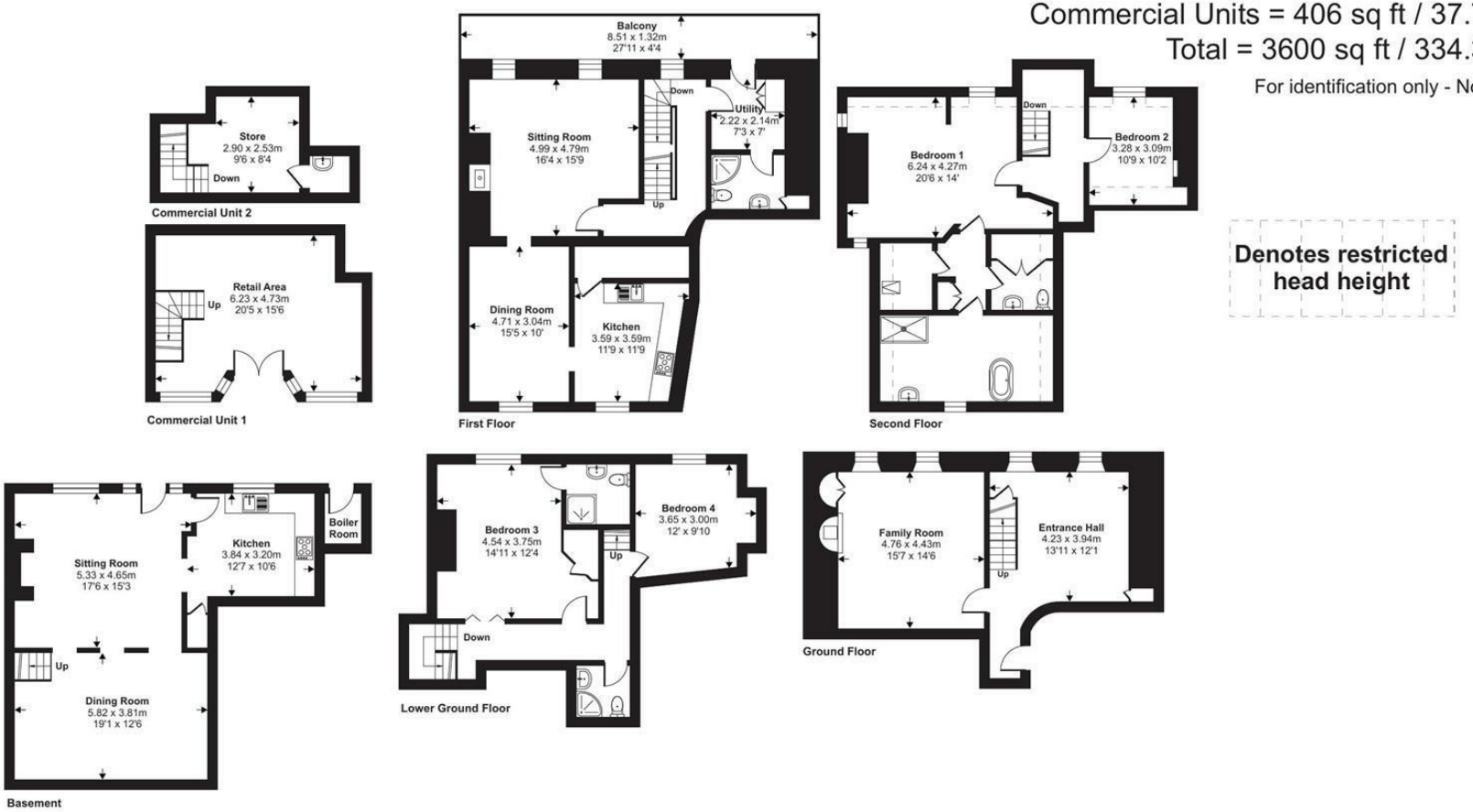
The commercial element provides an existing rental income stream alongside the residential accommodation, while the location also offers potential for a variety of future uses, subject to the relevant consents.

UTILITIES

Current council tax band: E
Tenure: Freehold
Utilities: Mains electricity and mains water
Drainage: Mains
Heating: Gas central heating
Standard, Superfast and ultrafast broadband available. O2, Three, EE and Vodafone mobile networks available (Ofcom).

Approximate Area = 3080 sq ft / 286.1 sq m (exclude boiler room)
Limited Use Area(s) = 114 sq ft / 10.5 sq m
Commercial Units = 406 sq ft / 37.7 sq m
Total = 3600 sq ft / 334.3 sq m
For identification only - Not to scale





Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1512127



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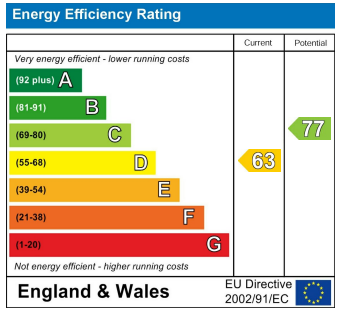










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